



Hamblin Meadow, Eddington, Hungerford, Berkshire, RG17

3  2  1 

****NO ONWARD CHAIN**** A beautifully presented three bedroom link detached home with garage, private rear garden and recently modernised kitchen and bathroom.

The ground floor comprises of a recently renovated kitchen. The kitchen has wooden worktops, beautiful sage green cabinets and integrated appliances. The living room is generous in size, spanning 15ft and provides access onto the sun room, welcoming views of the rear garden. Downstairs also benefits from a modern cloakroom.

To the first floor are two double bedrooms. Both bedrooms offer built in storage, with the main bedroom overlooking the rear. The family bathroom has been modernised to a very high standard featuring neutral tiling and wooden effect tiles in the shower. There is a demisting mirror and gold accents throughout.

To the second floor is the third and final bedroom, which is also a double and houses further built in storage.

To the front is a generous garden, which is laid to lawn with a paved driveway and single garage. There is side access to the rear where there is a new patio. The rest of the garden is gravel.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer

KEY FEATURES

- 1205tf2 / 112m2
- NO ONWARD CHAIN
- Kitchen
- Living Room
- Sun Room
- Cloakroom
- Three Double Bedrooms
- Garage
- Driveway
- Private Rear Garden

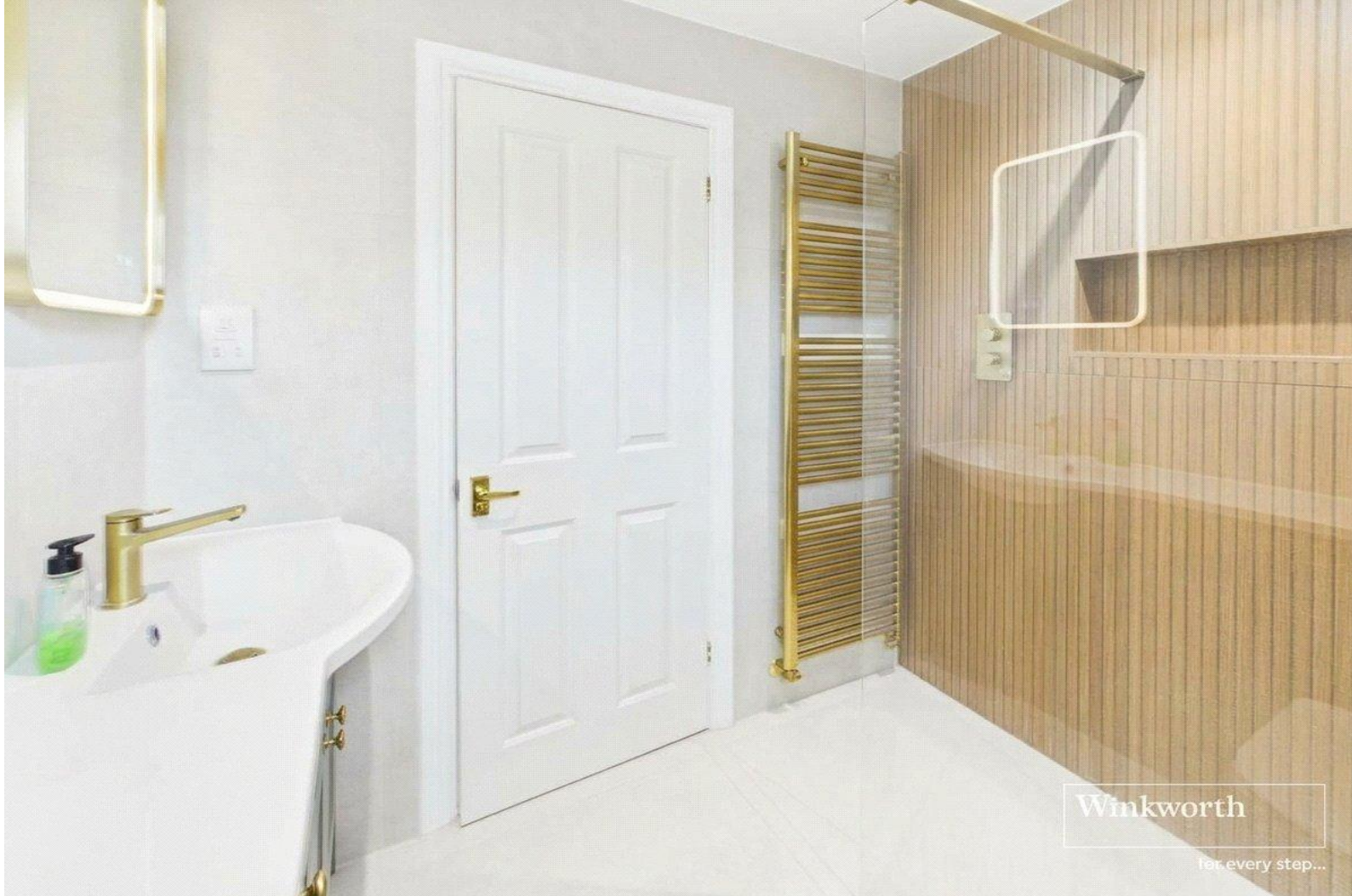


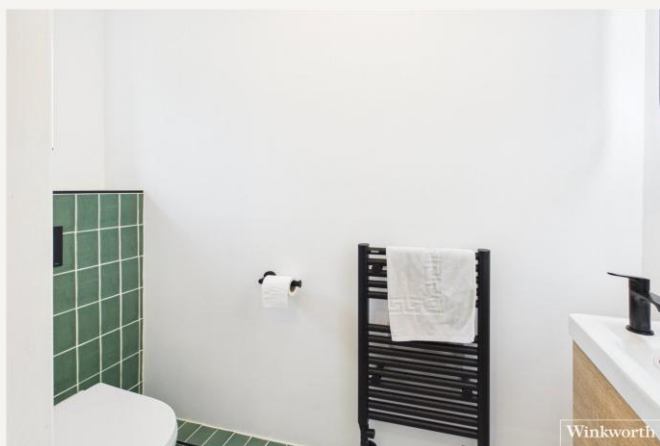
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01635 552552 | newbury@winkworth.co.uk

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is ultrafast broadband available in the area.



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Ground Floor Building 1



Floor 1 Building 1

Internal space
95.68 m²
1029.91 ft²

Garage
16.32 m²
175.68 ft²

Total
112 m²
1205.59 ft²

(1) Finished, above grade

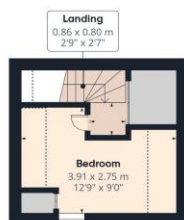
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft:
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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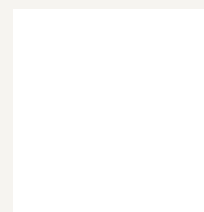
Floor 2 Building 1



Ground Floor Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	82 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB220086>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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